



*ENVIRONMENTAL ASSESSMENTS AT THE
COMMUNITY LEVEL (24 CFR 58, SECTION 58.36)*

Project Name: Fallbrook – Clemmens Lane Park Project

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
A T & T Center
611 West 6th St., Suite 800
Los Angeles, CA 90017
Environmental Unit

ENVIRONMENTAL ASSESSMENT

Responsible Entity: County of San Diego Department of Housing and Community Development

Certifying Officer: Esther Daigneault

Project Name: Fallbrook-Clemmens Lane Park Project

Project Location: The project site is an approximately 0.56-acre parcel located on the north side of West Clemmens Lane (APN 1042003600) between Hill Avenue and Morningstar Lane in the Community of Fallbrook.

Estimated Total Project Cost: \$600,000

Project Funding Amount: \$100,000

Grant Recipient: County of San Diego

Recipient Address: 3989 Ruffin Road, San Diego, CA 92123-1890

Project Representative: Maria Cavarlez

Telephone Number: (858) 694-4806

Project Approval Conditions: (List all mitigation measures necessary to alleviate adverse environmental impacts, and include them in the project contract as requirements.)

None required.

Finding:

☒ **Finding of No Significant Impact**
(The project will not result in a significant impact on the quality of the human environment)

☐ **Finding of Significant Impact**
(The project may significantly affect the quality of the human environment)

Preparer Signature: Kathy Barefield
Title/Agency: Environmental Planner, County of San Diego **Date:** 2/01/07

Certifying Officer Signature: Esther Daigneault
Title/Agency: Environmental Planning Manager, County of San Diego **Date:** 2/01/07

Statement of Purpose and Need for the Proposal:

The proposed Community Development Block Grant (CDBG) funding is intended for acquisition of the property and park design by the County Department of Parks and Recreation. Although the funding does not cover the cost of park development at this time, it is prudent to assume park development in evaluating the environmental effects associated with the project due to the change in land use from a vacant lot to a proposed park. This proposed neighborhood pocket-park is intended to provide a much needed recreational facility in this residential neighborhood. The existing single-family and multi-family residences in the area offer only limited recreational areas for children. The residents from the immediate area have requested that the County Parks and Recreation Department purchase a vacant lot and develop a park. Development of the park is expected to revitalize the area by providing much needed recreational opportunities at a neighborhood level.

Description of the Proposal:

The project proposes partial funding for purchase of a property of approximately 0.56-acres to be developed as a neighborhood pocket-park. A concept plan has been prepared for the park based on input from local residents. Park development may include, but may not be limited to, a basketball/volleyball court, soccer cage and field, children's play area with playground equipment, and picnic area. A restroom and park lighting may be added to the project. No parking will be provided on-site due to lot size restrictions.

Existing Conditions and Trends:

The project property is currently a mildly sloping, vacant lot which contains scattered mature non-native vegetation and an old storage shed which will be removed for park development. Surrounding land uses include single-family residential development to the south, east and west with a vacant lot and multi-family residential development to the north.

Statutory Checklist

[24 CFR §58.5]

For each listed statute, executive order or regulation, record the determination made. Note reviews and consultations completed as well as any applicable permits or approvals obtained. Attach evidence that all required actions have been taken. Record any conditions or mitigation measures required. Then, make a determination of compliance or consistency.

Factors	Determination and Compliance Documentation
Historic Preservation [36 CFR Part 800]	No historic or pre-historic resources will be impacted by project implementation. The project is in compliance with the State Historic Preservation Officer (SHPO)/ Department of Public works (DPW) Memorandum of Understanding for compliance with Section 106 dated 6/7/89, revised 1/4/91, and expanded 1/03/94. SHPO consultation letter sent on 1/11/07 and letter of concurrence dated 1/19/2007 received from SHPO.
Floodplain Management [24 CFR 55, Executive Order 11988]	The project area is not in a floodplain mapped area (Zone D) per FIRM 06073C0475F dated 6/19/97. The project which proposed development of a park will not place housing within a 100-year flood hazard area. At this time, no structures which would impede or redirect flood flows and no insurable structures are proposed for park development.
Wetlands Protection [Executive Order 11990]	No wetlands are located on project site per field visit on 1/04/07
Coastal Zone Management Act [Sections 307 (c), (d)]	Project is not located in coastal zone per coastal zone map review.
Sole Source Aquifers [40 CFR 402]	Project is not located within the Campo-Cottonwood aquifer, which is the only identified sole-source aquifer in San Diego county per map review.
Endangered Species Act [50 CFR 402]	No endangered species and/or habitat were detected during field visit on 1/04/07.
Wild and Scenic Rivers Act [Sections 7 (b), and (c)]	None exist in San Diego County per the Department of Housing and Urban Development (HUD).
Clean Air Act – [Sections 176 ©, (d), and 40 CFR 6, 51, 93]	Project is intended to serve local residents and be developed as a neighborhood park without parking. Therefore, no substantial increase in traffic will be associated with park development. The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Construction of the project will be subject to the County of San Diego Grading Ordinance which requires the implementation of dust control measures. The project is in conformance with applicable portions of the State Implementation Plan.
Farmland Protection Policy Act [7 CFR 658]	Project site does not include prime or unique farmland per site visit and County mapping applications.
Environmental Justice [Executive Order 12898]	The project site is currently vacant. Park development would serve to improve neighborhood value.
HUD Environmental Standards	Determination and Compliance Documentation
Noise Abatement and Control [24 CFR 51B]	Ambient noise levels should remain the same after park development because the proposed development involves a neighborhood pocket-park and does not include parking. Therefore, there will be no substantial increase in traffic noise. Also, park hours will limit night-time activities so that impacts to surrounding residents may be avoided.

Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]	No hazardous sites were identified per field visit 1/04/07, the County Department of Environmental Health (DEH) listing dated 1/03/07, and Phase 1 site assessment conducted by DEH and completed 1/29/07.
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51C]	No nearby hazardous operations were identified per field visit on 1/04/07, DEH listing dated 1/03/07, and Phase 1 site assessment conducted by DEH and completed 1/29/07.
Airport Clear Zones and Accident Potential Zones [HUD Notice 24 CFR 51D]	Project is not located within the flight activity or crash hazard zone of Fallbrook Airpark per Airport Land Use Plan review.
Cumulative Impacts [CEQA compliance]	None have been identified for this project based on a search of past, present, and future projects submitted to the County Department of Planning and Land Use (DPLU) and/or the County Department of Public Works (DPW) for review. See complete list of projects considered in Environmental Review Record (ERR).

Environmental Assessment Checklist

[Environmental Review guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a finding of impact. **Impact Codes:** (1) –No impact anticipated; (2) –Potentially beneficial; (3) –Potentially Adverse; (4) – Requires mitigation; (5)– Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional materials as necessary.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	The project is consistent with the current Zoning and General Plan according to the County of San Diego Department of Parks and Recreation. Zoning is Residential (7.3 dwelling units per acre).
Compatibility and Urban Impact	1	Project design meets the needs of the local community and is in conformance with the goals (Goal I., page 5) of the Fallbrook Community Plan.
Slope	1	The project site is mildly sloping per field visit on 1/04/07.
Erosion	1	According to the County of San Diego Soil Survey, the soil on site is Vista coarse sandy loam (VsC) which has only a slight to moderate erosion potential. Because the site contains only mild slope, only minor grading will be required for project implementation.
Soil Suitability	1	The soil (Vista coarse sandy loam) with the moderate slope of the property is compatible with the proposed use.
Hazards and Nuisances including Site Safety	1	No hazardous sites or potential site safety impacts were identified per field visit 1/04/07, DEH listing dated 1/03/07, and DEH Phase 1 site assessment completed on 1/29/07.
Energy Consumption	1	The proposed project use as a small neighborhood park has very limited energy needs so no impact is anticipated.
Noise-Contribution to Community Noise Levels	1	The proposed park plan does not include parking. Therefore, no traffic noise is associated with the project. The area is already developed with single-family and multi-family residential uses so the ambient noise levels are not expected to change with the project. Operating hours will restrict night-time activities at the park.
Air Quality-Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	No air quality impacts are associated with the project. No parking is proposed as part of the park plan and therefore no impacts associated with vehicular traffic will occur. The project will serve families currently housed in the neighborhood.

Environmental Design – Visual Quality – Coherence, Diversity, Compatible Use and Scale	1	Park development will be compatible with the visual quality of this residential neighborhood. Conversion of the land from a vacant lot to a small neighborhood pocket-park will not result in significant visual impacts.
Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	No demographic or community character changes will occur with the project.
Displacement	1	The project site is currently vacant; therefore, no displacement will occur with project implementation.
Employment and Income Pattern	1	No employment or income pattern changes are associated with the project.
Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	The Fallbrook Union Elementary and High School Districts provide service to the project area. Schools are located within 4 miles of the project site and will not be impacted by neighborhood park development.
Commercial Facilities	1	Commercial facilities are located within approx. 0.5 mile from the project site and will not be impacted by park development.
Health Care	1	Fallbrook Hospital which is located approx. 1 mile from the project site serves the area and will not be impacted by park development.
Social Services	1	The project will not increase residential density and therefore will not impact existing social services.
Solid Waste	1	Waste disposal providers already serve the project area. The proposed use is not expected to generate a substantial amount of solid waste.
Waste Water	1	The area is already served by sewer which could be connected to for restroom development at the park. No impacts are anticipated.
Storm Water	1	The project will be designed to drain into an existing storm drain, and the project will be implemented with Best Management Practices to ensure that County standards are met.
Water Supply	1	The project site is served by the County Water Authority's Fallbrook Public Utility District. Water usage will be limited to irrigation, restrooms and a drinking fountain.
Public Safety -Police	1	The project site is served by the County Sheriff Department. The nearest Sheriff substation is within approx. one mile. Park development is not expected to impact services.
-Fire	1	The project site is served by the North County Fire Protection District.
-Emergency Medical	1	Emergency medical services are provided by Fallbrook Hospital which is located approx. one mile from the project site. Park development is not expected to impact services.
Open Space and Recreation -Open Space	1	The project site is currently vacant and fenced so it is not available for public recreational use.

-Recreation	2	Park development will provide a much needed recreational facility for the local residents.
-Cultural Facilities	1	The Fallbrook Community Center and library are within one mile of the project site.
Transportation	1	The project site is intended to serve the surrounding single-family and multi-family residential property occupants. No parking will be provided at the park site so walking will be the primary mode of transportation for park visitors.
Natural Features	Code	Source or Documentation
Water Resources	1	The project site will be served by the County of San Diego Water Authority's Fallbrook Public Utility District. Water usage on site will be minimal. Groundwater will not be impacted by park development.
Surface Water	1	The project site contains no surface water per field visit on 1/04/07.
Unique Natural Features and Agricultural Lands	1	Project site does not involve prime or unique farmland per site visit on 1/04/07.
Vegetation and Wildlife	1	The project site is devoid of sensitive vegetation and potential habitat per field review on 1/04/07.
Other Factors	Code	Source or Documentation
None		

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

An alternative site considered for park development which is located at 245 Clemmens Lane is a currently vacant lot owned by San Diego Gas and Electric. This is a 15,000 sq. ft. site and therefore smaller than the proposed site. This site is used for illegal off-street parking which serves to blight the area. Acquisition and development of this site as a park would remove the blight and provide much needed recreational use for the existing neighborhood residents. The purchase of this property for proposed park development was originally supported by the County Service Area 81 Parks Advisory Board and local residents. However, this site was rejected for development as a park because it currently contains SDG&E equipment which requires access in perpetuity; the potential exists for contaminated soil; and size constraints limit the viability of the site for development of a pocket park.

No Action alternative [24 CFR 58.40(e)] Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

The objectives of the project include providing a much needed recreational area for local residents. The no project alternative would not meet the project objectives. Also, because there are no biological or cultural resource impacts associated with the project site, none would be avoided with the No Action alternative.

Mitigation Measures Recommended [24 CFR 58.40 (d), 40 CFR 1508.20] (Recommended feasible ways in which the proposal or external factors relating to the proposal should be modified in order to eliminate or minimize adverse environmental impacts.)

None required.

Additional Studies Performed

(Attach studies or summaries)

None required.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

San Diego Gas and Electric – Ruth Love

County Department of Parks and Recreation – Gustavo Godoy, Stephen Paul, Mary Niez

County Department of Environmental Health – Jon Senaha

County Department of Planning and Land Use – Bill Stocks

California Environmental Quality Act, Air Quality Handbook, South Coast Air Quality Management District, Revised November 1993

County of San Diego General Plan, Fallbrook Community Plan

County of San Diego. Department of Environmental Health, Hazardous Materials Division, California Accidental Release Prevention Program (CalARP) Guidelines. Revised February 25, 1999.

County of San Diego, Grading Ordinance, Grading, Clearing and Watercourses-Division 7 of Title 8 of the San Diego Code.

County of San Diego, Board of Supervisors, Policy I-44. Procedures for Designing New County-owned Community/Local Parks.

County of San Diego, Project Clean Water Strategic Plan, 2002.

County of San Diego, Watershed Protection, Storm Water Management, and Discharge Ordinance, Ordinance Nos. 9424 and 9426. Chapter 8, Division 7, Title 6 of the San Diego County Code of Regulatory Ordinances and amendments.

Fallbrook Community Airpark Master Plan

Federal Clean Air Act US Code; Title 42; Chapter 85 Subchapter 1.

San Diego Regional Water Quality Control Board, NPDES Permit No. CAS0108758.

State Historic Preservation Officer, Lucinda Woodward

United States Department of Agriculture, Soil Survey for the San Diego Area, California 1973.